

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Nancy Hoffmeier Zamora (SBN 137326) U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com</p>	<p>FOR COURT USE ONLY</p>
<p><input checked="" type="checkbox"/> Individual appearing without attorney</p> <p><input type="checkbox"/> Attorney for:</p>	

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re:	CASE NO.: 1:20-bk-10156-VK
SHALVA TIKVA,	CHAPTER: 7
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/22/2020	Time: 1:30 pm
Location: Ctrm. 303, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367 via Court Call	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 10/08/2020

Description of property to be sold:that certain residential real property known as 21801 San Miguel Street, Woodland Hills, California 91364, identified by Los Angeles County Assessor's Parcel Number 2168-014-031 (the "Real Property")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, for a sales price of \$845,000.00 (the "Sales Price")

Proposed sale price: \$ 845,000.00

Overbid procedure (if any): See attached

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date & Time: October 22, 2020 at 1:30 p.m.

Location: Ctrm. 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367 and
only via Court Call with no in-person appearances

See court's website or contact Trustee for further information

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 09/29/2020

OVERBID PROCEDURE

A. Each potential bidder (other than Buyer as defined in the Motion for Order Authorizing Trustee to Sell Real Property Free and Clear of Liens and Interests, Subject to Overbid (the "Motion")) in order to qualify as a bidder at the hearing on the Motion (the "Hearing"), shall

(1) submit to Trustee, prior to the commencement of the Hearing, a cashier's check in the amount of at least Twenty-Five Thousand and no/100 Dollars (\$25,000.00) (the "Earnest Money Deposit") made payable to "Encore Escrow." Trustee shall refund the Earnest Money Deposit if Trustee accepts the bid of another bidder;

(2) bid on the identical terms as, or better terms than, Buyer as set forth in the Agreement, attached as Exhibit A to the Motion, including, but not limited to, the "AS-IS, WHERE-IS" condition of the sale, with no contingencies;

(3) submit to Trustee prior to the commencement of the Hearing proof of ability to close escrow unconditionally on or before the first business day that is at least fifteen (15) days after entry of the order approving the sale (the "Sale Order"), and to tender the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court;

(4) agree to increase the Earnest Money Deposit to five percent (5%) of the successful bid amount (the "Increased Earnest Money Deposit") and deposit such amount into the sale escrow (the "Sale Escrow") no later than one day after the Hearing, i.e., October 23, 2020; and

1 (5) attend the Hearing (**via CourtCall**) to participate in
2 the overbidding; and

3 B. The initial overbid shall be a total of \$855,000.00,
4 i.e., \$10,000.00 more than the Sales Price of \$845,000.00, and
5 all additional overbids must be made in minimum increments of
6 \$5,000.00 over the last stated overbid made on the record.

7 If highest bidder ("Highest Bidder") fails to close the Sale
8 Escrow on or before the first business day that is at least
9 fifteen (15) days after entry of the Sale Order, Highest Bidder
10 shall forfeit the Increased Earnest Money Deposit and the next
11 highest bidder shall pay the next highest bid to purchase the
12 Real Property within ten business days of written notification,
13 transmitted via facsimile and/or e-mail, of Highest Bidder's
14 default.

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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **(date)** 09/29/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee: United States Trustee (SV), ustpreion16.wh.ecf@usdoj.gov; Katherine Bunker kate.bunker@usdoj.gov

Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.axosfs.com

Debtor's Counsel: Michael R. Totaro, Ocbkatty@aol.com

Stein's Counsel: Yevgeniya Lisitsa, gina@lisitsalaw.com, glisitsa@gmail.com

Creditors' Counsel: Oscar Estrada, oestrada@ttc.lacounty.gov; Sheryl K. Ith, sith@cookseylaw.com, sith@ecf.courtdrive.com; Marisol A Nagata gilp@ecf.courtdrive.com,
GLFIlitigation@geracillp.com; Larry D. Webb, Webblaw@gmail.com, larry@webblaw.onmicrosoft.com; Moises S. Bardavid, mbardavid@hotmail.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **(date)** 09/29/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Shalva Tikva, 5688 Etiwanda Ave, #105, Tarzana, CA 91356; Debtor's Spouse: Bella Tikva, 5688 Etiwanda Ave, #105, Tarzana, CA 91356; Trustee's Broker: Behnaz Tavakoli, Rodeo Realty, Inc., 23901 Calabasas Road, Suite 1050 Calabasas, CA 91302; Title: Michelle Pascual, First American Title Company, 655 North Central Avenue, 8th Floor, Glendale, CA 91203; Escrow: Jenica Pivnik, Encore Escrow, 23901 Calabasas Road, #1033, Calabasas, CA 91302; Buyer: Seema Kwatra and Saaniya Kwatra, 8560 Rudnick Avenue, West Hills, CA 91304; Overbidder/Back-up Buyer: Rich Nevens, 1719 Grizilo Drive, San Jose, CA 95124, Counsel for Amwest: Christina J. Khil, Esq., Malcolm Cisneros, 2112 Business Center Drive, Irvine, CA 92612; Subordinated TD Holder: Amos Varsha, P.O. Box 17402, Encino, CA 91416; First TD Holder: Amwest Funding Corp., 11935 E. Walnut Dr., Walnut, CA 91789; Amwest Funding Corp., 6 Pointe Drive, Suite 300, Brea, CA 92821; Second TD Holder: Jacqueline Stein, 8306 Wilshire Blvd #1676, Beverly Hills, CA 90211; Mike Kemel, Trustee Sale Officer, Real Property Trustee, Inc., P.O. Box 17064, Beverly Hills, CA 90209; U.S. Trustee: Kenneth Miskin, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017; Judge: The Honorable Victoria S. Kaufman, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 354, Woodland Hills, CA 91367

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **(date)** 09/29/2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

09/29/2020

Date

Cynthia Casas

Printed Name

/s/ Cynthia Casas

Signature